

Single Family Residence **RESIDENTIAL**

4200 RANCE LN

WACO, TX 76708

\$283,207 TopHap Estimate · \$164 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,730 ft²

LIVING AREA

0.26 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$283K

\$263K low

\$303K high

Est. Owner Equity

\$30,660

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$4,098 (2024)
Assessed Value	\$270,830
Previous Assessed	\$254,407
Assessor Market Value	\$270,830

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.26
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2019	Financing	Venders Lien			\$187K
Apr 27, 2017	Financing	Venders Lien			\$124K
Jul 7, 2016	Recorded document	Grant Deed			
Nov 3, 2015	Non-arms-length	Trustees Deed	\$110,504	\$64	
Oct 12, 2006	Financing	Warranty Deed			\$91K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
China Spring Middle School	Middle	7–8	2.3 mi
China Spring High School	High	9–12	2.4 mi
China Spring Elementary School	Elementary	PK–3	3.2 mi

District: China Spring Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 76708

80 CRIME INDEX	139 AIR POLLUTION	28,316 POPULATION	\$66K MEDIAN IN-COME	66°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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